



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** APPLE RIDGE MAJOR SUBDIVISION  
(RESUBDIVISION OF LANDS OF MINARD)  
**PROJECT LOCATION:** SHAW ROAD  
SECTION 55 – BLOCK 1 – LOTS 43.2 & 44  
**PROJECT NUMBER:** 06-24  
**DATE:** 12 SEPTEMBER 2007  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE TOTAL  
197+ ACRES INTO FOURTY – FIVE (45) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT  
THE 28 JUNE 2006, 25 OCTOBER 2006 AND 28 MARCH 2007  
PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE  
BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The subdivision is located in the R-1 zoning district of the Town. The “required” bulk information shown on the plan is correct for the zone and use.
2. We previously noted some *general comments, as follows*:
  - The metes and bounds for the lots of the former Minard subdivision application do not match the metes and bounds on the submitted plans. I requested that the applicant’s surveyor explain the situation at this meeting, for the record.  
  
Note that the sanitary systems are also different. (this is not a problem if the lots have not been developed. The OCDOH must review these lots anyway, as previously noted).
  - The Highway Superintendent’s review was previously “in progress”. I am not aware of his final determination regarding the two roadway access locations, which were to be staked out in the field.
  - I have still not received a copy of any certification or acceptance from NYSDEC regarding the wetlands delineation. Which wetland specialist flagged the wetlands, and on what date?
  - Status of the ACOE jurisdictional determination should be discussed.

**REGIONAL OFFICES**

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The Board is reminded that the application is subject to the review of the Orange County Department of Health as a Realty Subdivision. As such, sanitary disposal systems and wells will be subject to that Department's review.

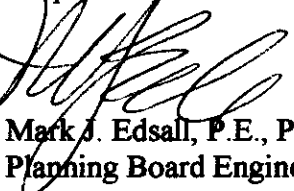
3. Some additional comments for the applicants attention prior to the next submittal are as follows:

- The title blocks on all sheets do not call out the total number of drawing in the set (the reference has a # number where a specific number should be provided).
- As per the 911 Policies of the Town, the road names were to be selected by Preliminary. Please select the proposed names and coordinate with the Town.
- The Survey Plats, sheets 2 and 3, must be stamped and signed by a New York State Licensed Surveyor.
- The Subdivision Plans, sheets 4 through 9, include an incomplete LSE for each proposed residence.
- Grading for the driveways at Lots 3 and 4, sheet 4, reflect a 3 horizontal to 1 vertical slope.
- The grading for Lot 30 depicts a 6-inch curb step. This is apparent through-out the Subdivision Plans where a contour falls in a driveway.
- The proposed maintenance access driveway to Stormwater Pond P-7 off of the private road, on sheet 9, should have a culvert at the ditch. The ditch should convey the stormwater into the existing ponds with either a catch basin or rip rapped swale.
- The property line on the east side of the private road, on sheet 9, should be shown more prominently.
- The Precast Concrete Curb Inlet Detail, depicted on sheet 16, does not comply with the Town of New Windsor's standard.

4. The application involves single family development with disturbance greater than 5 Acres; as such, it is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal has been submitted. At this time our office has accepted the SWPPP as submitted.

5. This project was referred to the Orange County Planning Department on 10-26-06 as per New York State General Municipal Law (GML 239). I am unaware of their response.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer